

REAL ESTATE AT AUCTION.

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# "Who's Who" At Garden City And Garden City Estates

Reads like a page from the "Social Register"—and if I had the space to print a complete list of those who have erected splendid homes in this wonderfully improved suburban residential colony founded more than fifty years ago by A. T. Stewart, and so comprehensively carried on by his heirs and his successors, it would read like an edition of the Social Register instead of a page from it—

Every tree-lined Boulevard, Street and Avenue is characterized by beautiful homes owned by New York and Brooklyn families of prominence, not one of whom would have purchased land there and built costly dwellings, had not the locality and its many attractions met their requirements to the fullest extent. The following is only a partial list of those who live at Garden City and Garden City Estates:

James Addison  
Wm. H. Amerman  
Bert L. Atwater  
Wm. Baldwin  
J. P. Bloomer  
Samuel V. Bogert  
John Bossett  
A. Bowman  
Francis B. Clark  
Frank M. Clute  
Chas. E. Covert  
Glenn Curtiss  
Algeron Dainingerfield  
Frank L. Dams  
Arthur Day  
Martin H. Day  
C. Geo. Decker  
E. L. deForest  
Wm. H. Duval

Walter R. Emmons  
Geo. S. Emory  
Russell L. Engs  
Frederick A. Erlund  
Henry C. Ferris  
Frank Forman  
Walter Frew  
C. E. Gardiner  
J. W. Glenn  
Amides T. Haviland  
Geo. W. Holden  
Wm. H. Holden  
N. S. Hubbell  
Wm. P. Hunt  
Ellery C. Huntington, Jr.  
W. H. Johnson  
Howard S. Jones  
Harry Kane  
Chas. F. Kastenhuber

Harry Addison Kaush  
Willgett Klingberg  
Jos. J. Lannin  
Geo. E. Leonard  
Edward S. Little  
Prentice Luckey  
Chas. S. Ludlam  
Albert McDonald  
James McEnery  
J. C. McMullen  
C. B. Meisner  
John R. Miller  
Mrs. W. J. Miller  
J. W. Morrison  
W. G. Murphy, Jr.  
H. Louis Naisswald  
J. E. O'Neil  
Argyle Ross Parsons

Benjamin Patterson, Jr.  
Harris M. Pearsall  
Wm. H. Pell  
Ralph Peters  
Jos. Qualey  
C. Walter Randall  
Mrs. Louise Tarbell Rogers  
H. H. Salmon, Jr.  
Geo. Sandhusen  
E. A. St. John  
John F. Stricker  
C. Fred. Stead  
Cornelius J. Sullivan  
J. B. Thompson  
C. P. Turner  
Edgar B. Walters

## Millions have been spent at Garden City Estates

since its purchase fourteen years ago by a group of well known New Yorkers, including Lieut. Gov. Timothy L. Woodruff, Gage E. Tarbell and Edwin Hawley, to make it the peer of Home Communities in America—To give its residents the finest type of development and street improvements—To make its wide Boulevards and Avenues the most beautiful anywhere in the East.

A walk along Stewart Ave. in Garden City Estates with its massive shade trees—its costly homes, and their very moderate priced neighbors—is a revelation to those who are not familiar with this nearby part of Long Island, with its four golf courses, its aviation fields and country clubs, its cathedral, churches, private and public schools, hotels, and fast electric train service—38 minutes from the Pennsylvania Station in Manhattan.

Here, where "exclusiveness" long has been the popular tradition, and where a newcomer in the past has had to present all sorts of credentials before being permitted to buy land or to build a house.

## Now Everyone Has An Unrestricted Opportunity to "Buy a Few Lots" at His Own Price

The importance of this great Auction Sale may be best judged by the fact that a number of blocks in Stewart Avenue and Nassau Boulevard as well as in practically every other prominent Boulevard, Street and Avenue in Garden City Estates, are to be sold, in separate plots, for whatever they may bring.

Although I have been ordered to sell every one of the 1,169 Garden City Estates lots in this sale at whatever price the public sees fit to pay—REMEMBER that private sales prices of \$600 to \$1,500 per lot were not considered high by real estate experts who judged their values by the fine type of development and improvement surrounding. But if plots actually worth thousands of dollars bring only a fraction of their real value at the Auction Sale next Saturday you will make the price on every lot, as they are to be sold absolutely without reserve or protection.

Inspect the property TODAY. Take Special Train from either the Pennsylvania Station in Manhattan or the Flatbush Avenue Station, in Brooklyn, at 2:30 P. M. Select the plot you wish to buy at the

## Absolute Auction Sale OF 1169 Garden City Estates LOTS

on Stewart Avenue, Nassau Boulevard and adjoining Streets and Avenues

Next SATURDAY, JUNE 25th

At 2 P. M., Rain or Shine, in Mammoth Tent on the Premises, Corner Nassau Boulevard and Stewart Ave.

10% on day of sale, 10% in 30 days,

80% in monthly instalments of 2%

70% at 6%—60% at 5½%—50% at 5% may remain on mortgage

Title Guarantee & Trust Company Policies Free

Savings Bank books, on proper assignment, as well as Liberty Bonds, at market value, will be accepted as deposit.

Special Inspection Trains To-Day at 2:30 P. M. FROM PENN. STATION, 33d ST., and FLATBUSH AVE., B'KLYN.

SECURE TRANSPORTATION FROM MY REPRESENTATIVE AT TRAIN GATE. SEND FOR BOOKMAP and your transportation for Special Train on DAY OF SALE.

## READ THIS PAGE CAREFULLY

*Joseph P. Day*  
Auctioneer

Broadway, Corner 14th St.

\$98,070 in Yearly Rents on "Cancellation" Leases

70% may remain on mortgage.

Think, you real estate operators and investors, of what could be done with the rents of the old Churchill Hotel and Union Square Theatre properties if you owned them and gave the great chain stores of New York leases for a term of years! Think of the rental to be obtained from a new store, office and showroom building erected at this point—the only junction point in Broadway where three subways meet: the Interborough-Lexington Ave.; the Broadway-B. R. T., and the East New York line, now almost completed.

Because of estate ownership the old Churchill Hotel, the Union Square Theatre and adjacent properties, at the Southeast corner of

14th St. and Broadway

are rented now at very low rates, on leases containing 90-day cancellation clauses.

Almost any experienced real estate operator or investor in New York, should be able to considerably increase these rentals by modernizing the property and making leases for a term of years.

The same conclusion applies to the Union Square Hotel, on the East Side of Union Square, at the South corner of 15th Street, leased now for only \$15,000 per annum, subject to cancellation on 90-day notice.

Some of the most valuable 14th St. and Union Square "landmarks" are included in the list of important properties to be sold at

## Supreme Court Partition Sale

TO CLOSE THE

Estate of Courtlandt Palmer, Dec'd

by order William M. Chadbourne, Referee.

AND

Executor's Sale

Estate of Mary A. P. Draper, Dec'd,

George W. Wickersham and Edward J. Hancy, Executors.

Tuesday, June 28, 1921,

At Noon, in the Exchange Salesroom, 14 Vesey Street

S. E. COR. BROADWAY & 14TH ST.  
Facing Union Square  
HOTEL CHURCHILL  
Known as 845-853½ Broadway  
and 82-82½ East 14th Street  
To be sold as one parcel  
160 ft. on 14th St.  
155.9 ft. on Broadway, by irregular.

UNION SQUARE THEATRE is a modern 6-story brick building with lobby in front and theatre in rear. Upper floors over lobby are occupied by the Churchill Hotel. HOTEL CHURCHILL contains 135 rooms and is equipped with an electric passenger elevator.

548 BROADWAY is a 2-story brick building with one lot on each floor. 60-62 EAST 14TH STREET is a 3-story brick building. Basement and first floor are occupied by a Restaurant and upper floors by the Hotel.

271 MADISON AVE.  
East Side, bet. 38th and 40th Sts.  
Size: 30x100  
4-story basement and cellar dwelling, 22 rooms and 4 baths and electric elevator. Steam heat, electric light and gas. Marble entrance hall and part parquet floors. Lease contains 60-day cancellation clause.

24 EAST 40TH ST.  
Bet. Madison and Park Aves.  
Size: 28x98.9  
Forms an "L" with 271 Madison Ave. 3-story brick building, garage on first floor, and 2 apartments of 2 rooms and bath on upper floor. Lease contains 60-day cancellation clause.

60% May Remain on Mortgage  
on the following parcels: 15th St. and Fourth Ave.; also 8th Ave., with frontage on 35th and 36th Sts., and 271 Madison Ave. and 24 East 40th St.

HENRY W. TAFT, Attorney for Plaintiff, 40 Wall St., N. Y. City  
CADWALADER, WICKERSHAM & TAFT, Attorneys for Executors, 40 Wall St., N. Y. City.

SEND FOR BOOKMAP

## Absolute Trustee's Sale

Estate of Lewis Einstein, Dec'd

143 "New" Long Island City Lots

On WASHINGTON AVE., Van Alst, Graham and Pierce Aves., Radde, Crescent, William, Sunswick and Academy Streets,

12 to 15 minutes from 42d St.

TWO (5 Cent Fare) SUBWAYS

Next Thursday, June 23rd

at noon, in Exchange Salesroom, 14 Vesey Street, N. Y. C.

70% @ 6%—60% @ 5½%—50% @ 5%

May Remain on Mortgage

Title Guarantee & Trust Co. Policies Free to Purchasers.

Savings Bank Books on proper assignment as well as Liberty bonds at market value will be accepted as deposit.

BEEKMAN, MENKEN & GRISCOM, Attys., 52 William St. N. Y. C.

Go to Long Island City Today

Take Interborough Subway to Grand Central Station, change to Astoria line and get off at Washington Avenue Station, where my representative will meet you. B. R. T. Broadway Subway to Bridge Plaza, Long Island City, and change to Interborough Astoria line and get off at Washington Avenue Station, where my representative will meet you. Second Avenue elevated (Astoria Line) from 57th Street and Second Avenue to Washington Avenue Station, where my representative will meet you.

## Columbia University and the Society of the

## New York Hospital

have ordered to be sold at

## Absolute Public Auction

the property known as the

## BATHGATE ESTATE

consisting of

525 CHOICE BUILDING LOTS  
5-cent fare subway

Located on Baychester, Nereid, Bussing, Pitman and adjacent Avenues,

BOROUGH OF THE BRONX

The Nereid Avenue (238th St.) and 241st St. stations on the Interborough-White Plains Road Subway are close to the property; the Mount Vernon trolley line operates in White Plains Road.

The Bathgate Estate is located in an accessible and old established residential section of the Bronx. It is near both the Bronx and Van Cortlandt Parks, and is connected by trolley and subway with Pelham Bay Park, Yonkers and Woodlawn, Mount Vernon, the more southerly sections of the Bronx and Manhattan.

The Marist Brothers, now located at 76th St. and Lexington Ave., recently purchased a large tract located in the heart of the Bathgate Estate, bounded by Nereid, Murdock and Pitman Avenues, and the city line. A large Roman Catholic School will be erected on these grounds, which are to be made into one of the "Beauty Spots" of the Bronx.

The Bathgate Estate lots are to be sold separately for just whatever they may bring, regardless of price, on

THURSDAY, JUNE 30th

at noon, in the Exchange Salesroom, 14 Vesey St., N. Y. C.

10% on day of sale, 10% in 30 days,

80% in monthly instalments of 2%.

70% at 6%—60% at 5½%—50% at 5% may remain on mortgage

New York Title & Mortgage Company policies free.

FREDERICK A. GOETZE and WILSON M. POWELL, Trustees.

WILSON M. POWELL, Attorney, 7 Wall St., N. Y. City.

Savings Bank books, on proper assignment, as well as Liberty Bonds, at market value, will be accepted as deposit.

GO TO THE PROPERTY TO-DAY,

Take Interborough (Bronx) subway, White Plains Road line, get off at 241st Street station, and walk a few blocks East to the property; or get off at 238th Street (Nereid Ave.) and walk east a few blocks; or take any trolley car in the Bronx which connects with the White Plains Road trolley and get off at 238th Street.

SEND FOR BOOKMAP

Write Your Name and Address, Tear Out and Mail at Once.

JOSEPH P. DAY, Auctioneer  
67 Liberty St., New York

Please send me, without obligation, full details of the "Joseph P. Day Plan" "HOW TO HAVE YOUR LOTS COST YOU NOTHING, through Tax Exemption."

Name.....Address.....  
Send name and address of any friends who may be interested.

## Supreme Court Partition Sale

Estate of Philip A. Smyth, Dec'd.

By order of Samuel W. Levine, Referee

Thursday, June 30, 1921

At noon, in Bronx Salesroom, 2208-3210 Third Avenue, near 162nd Street.

Boston Road and Dyre Ave., Bronx.

27 Choice Lots to be sold separately: sizes about 25x100 each.

N. W. Cor. East 177th St. & White Plains Road & E. S. Theriot Ave.

25 ft. N. of Wood Ave. 5 Choice Lots to be sold separately: sizes about 25x100 each.

S. S. Westchester Ave. 25 ft. N. of Wood Ave. & E. S. Herschell St. near Halsey Place

8 Vacant Lots to be sold separately. Sizes about 25x100 each.

HON. MICHAEL F. MCGOLDRICK, Atty. for Plaintiff.

169 Montague St., Brooklyn.

HON. AUGUST L. MARTIN, Atty. for Defendant.

80 Maiden Lane, N. Y. City, and 18 Claremont Avenue, Mt. Vernon, N. Y.

## 115 Ocean Front Lots

To be sold separately

and the Maxwell Colonial Mansion

To close out the Sea Gate Realty Holdings of Estate of Robert Maxwell and others

## SEA GATE

Brooklyn, City of New York

## ABSOLUTE AUCTION SALE

Next Wednesday Eve., June 22

at 8 P. M. in Brooklyn Real Estate Exchange, 189 Montague St.

These accessible and uniquely located lots, fronting on the Atlantic Ocean and overlooking New York Harbor, are situated in the midst of a large number of costly residences, adjacent to the Sea Gate boat landing, the Atlantic Yacht Club.

Located on Surf Avenue, Beach 46th, 47th, 48th, 49th and 50th Streets; Manhattan, Highland, Laurel, Lyme and Cypress Avenues. Private Boat-Servicé operates during the summer from Sea Gate to Battery, N. Y.

70% @ 6% May Remain on Mortgage for Three Years.

Title Guarantee & Trust Co. policies free to purchasers.

CADWALADER, WICKERSHAM & TAFT, Attorneys, 40 Wall St., N. Y. City.

WARNER & KORB, Attorneys, 302 Broadway, N. Y. City.

Go to Sea Gate TODAY Take Brighton, Sea Beach or West End Subway at any B. R. T. Subway Station to Coney Island, then trolley to Sea Gate Park as the property.

Wm. P. Rae Company, Agents, Sea Gate office at entrance Surf Ave. and W. 57th Street. Representatives will show property and issue special pass on boat.

Send for Bookmap

67 LIBERTY ST., NEW YORK CITY

*Joseph P. Day*  
Auctioneer

Send for Bookmap

TELEPHONE CORTLANDT 0744